

UNOFFICIAL COPY

PREPARED BY:

Bartlett Associates, LLC
936 North Howe Street
Chicago, IL 60610

Doc#: 2032339294 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/18/2020 03:59 PM Pg: 1 of 2

MAIL TAX BILL TO:

Anastasios Hristakos and Julie McEneaney
1570 Elmwood Ave. #704
Evanston, IL 60201

Dec ID 20200901601978
ST/CO Stamp 2-030-474-208 ST Tax \$440.00 CO Tax \$220.00

MAIL RECORDED DEED TO:

John Mantas
1300 W. Higgins Rd., Ste. 209
Park Ridge, IL 60008

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Jeffrey Ellis and Edward Stephen Ellis, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Anastasios Hristakos and Julie McEneaney, unmarried persons* of Evanston, Illinois 60201, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit: *as joint tenants.*

PARCEL 1:

UNIT NUMBER UNIT 704 AND PARKING SPACE G-215 AND C-216 IN THE WINTHROP CLUB CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOT 1 IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCEPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT, 26.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT, 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST 29.1 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 2:

LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 9336 PAGE 490), IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST 1/4 OF THE SW 1/4 OF SECTION 18 TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919734081, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-92, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE AFORESAID DECLARATION OF CONDOMINIUM.

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Permanent Index Number(s): 11-18-310-029-1021
Property Address: 1570 Elmwood Ave. #704, Evanston, IL 60201

Permanent Index Number(s): 11-18-310-029-1117 (Parking G-215)

Permanent Index Number(s): 11-18-310-029-1118 (Parking G-216)

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. The property is not homestead property as to Jeffrey Ellis or Edward Stephen Ellis.

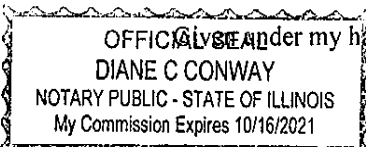
Dated this 1 day of October, 2020

[Signature]
Jeffrey Ellis

Edward Stephen Ellis by [Signature] his attorney in fact
Edward Stephen Ellis

STATE OF Illinois }
COUNTY OF Cook } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey Ellis, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

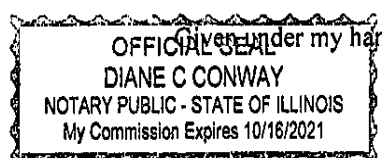


Under my hand and notarial seal, this 1 day of October 2020
[Signature]
Diane C Conway
Notary Public
My commission expires: 10-16-2021

Exempt under the provisions of paragraph _____

STATE OF Illinois }
COUNTY OF Cook } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward Stephen Ellis, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Under my hand and notarial seal, this 1 day of October 2020
[Signature]
Diane C Conway
Notary Public
My commission expires: 10-16-2021

030996

CITY OF EVANSTON

Real Estate Transfer Tax

PAID OCT 14 2020 AMOUNT \$ 2200.00

Agent LB